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महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,१९६६ चे कलम ३७(१अे) अन्वये सूचना.

चारकोप-बांद्रा-मानखुर्द या दरम्यानच्या मेट्रो रेल्वे स्टेशनमध्ये रियल इस्टेटकरीता तरतूद करणेसाठी बृहन्मुंबई शहर विकास नियंत्रण नियमावलीमध्ये फेरबदल करणेबाबत........

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन ... क्रमांक:टिपीबी-४३०८/४३१६/प्र.क्र.३८१/०८/नवि-११
मंत्रालय, मुंबई : ४०० ०३२, दिनांक: १० ऑगस्ट,२०१०

शासन निर्णय:- सोबत जोडलेली सूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावांने,

(राजेंद्र हावडे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,

महानगर आयुक्त,मुंबई महानगर प्रदेश विकास प्राधिकरण,बांद्रे (पूर्व),मुंबई-५१

अतिरिक्त महानगरपालिका आयुक्त व प्रकल्प संचालक,एम.यु.टी.पी,मुंबई महानगर प्रदेश विकास प्राधिकरण,बांद्रे (पूर्व),मुंबई-५१.

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.

प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची सूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, इन्साहटमेंट, आझाद मैदान, मुंबई-१ यांना पाठविणेत याव्यात.)

कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

Maharashtra Regional and Town Planning Act, 1966.

- Notice under section 37(1A).
- Modification to Development Control Regulation for Gr. Mumbai.

Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated 20th August, 2010.

NOTICE

No.TPB 4308/4316/CR-381/08/UD-11:

Whereas, the Government of Maharashtra vide Notification of Urban Department No. DCR-1090/RDP/UD-11, dated 20th February, 1991 has sanctioned the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") under section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") to come into force with effect from 25th March, 1991;

And whereas, Mumbai Metropolitan Region Development Authority (hereinafter referred to as "the said Authority") has taken up implementation of Mumbai Metro Master Plan in order to improve the traffic and travel scenario in Mumbai Metropolitan Region. The State Govt. has accorded approval for implementation of Line-2 of Mumbai Metro Charkop-Bandra-Mankhurd under BOT/PPP format vide Government Resolution No. MRD 3305/294/CR-72/UD-7, dated 14/11/2006 and appointed the said Authority as Project Implementing Agency (PIA). The Empowered Institution and Empowered Committee of Ministry of Finance for PPP Projects, while approving the projects conveyed to the State Govt. to allow commercial development on each station along the entire corridor. This will not only facilitate integration of land use with metro stations but also reduce Viability Gap Funding for the project. The Central Government has accorded in principle approval for Viability Gap Funding in November 2008 vide Ref. No.F.No. 02/34/2006-PPP dated 3rd November, 2008;

And whereas, the length of the Metro is around 32 kilometers with 27 stations including the terminal stations. Line-2 will have interchange facility at D.N. Nagar, Bandra, Kurla and Mankhurd. The inter alignment is on various D.P. Roads which include Goregaon Linking Road, Kamal Karapant Walawalkar Road, D.P. Road (New Link Road), Guru Nanak Das Road (Linking Road), Vaikunthlal mehta Road, S.V. Road, Juhu Road, Guru Nanakdas Road (Linking Road), Vithal Bhai Patel Road (Link Road), Bandra Kurla Complex Road, S.G. Barve Marg, Sion-Panvel Road (Trombay Marg). The stations will be located at elevated level which will be supported by columns on the medians of the road and footpaths as well;

And whereas, to facilitate integration of Metro/mono Rail Stations with land use development, suitable provisions under the Development Control Rules, 1991 of Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") needs to be amended. The said Authority vide above letter requires to take up the amendment including necessary directions to the said Corporation for carrying out the process of amendment and requested to grant application of the Development Control Rules within immediate effect under section 154 of the said Act;

And whereas, Govt. felt it is necessary that the above provision is required for the immediate implementation and therefore the Regulation 68 shall be modified which is urgent and in public interest (hereinafter referred to as "the said modification");

And whereas, after considering the above facts, Government had issued directives of even number dated 17/8/2009 & corrigendum of even number dated 15/10/2009 under section 37(1) along with 154 of the said Act, to the said Corporation, so as to initiate proposal under section 37 of the said Act, regarding the said modification (hereinafter referred to as "the said directives").

And whereas, the said Corporation has failed to publish a notice regarding the said modification in the official gazette within a period of 90 days from the date of said directives as stipulated under section 37 of the said Act.

Now, therefore, in exercise of the powers vested in it under section 37(1A) of the said Act, the Government finds it expedient to publish the requisite notice in regard to the said modification, thereby inviting suggestions/objections from the general public within a period of one month from the date of publication of this notice in the official Gazette (Ordinary). Any suggestions/ objections on the proposed modifications to be forwarded to the Deputy Director of Town Planning, Brihanmumbai, who is being appointed as an officer under section 162 (1) of the said Act, to submit his report to Government.

PROPOSED MODIFICATION

A) Following new provision shall be added after the provision in Regulation No. 68:-

DCR 68A: Commercial units/ offices shall be allowed in the concourse level and one level above platform for Metro/Monorail Stations, subject to following conditions –

a) Required parking space for commercial use as per the provision of DCR 36, Table 15 shall be provided within the distance of 100 mtr. from the stations.

b) Minimum horizontal clearance open to the sky between the edge of the station and adjoining building shall be –

(i) 7 mtr. for right of way greater than 27.45 mtr. width.

(ii) 6 mtr. for right of way less than 27.45 mtr. width.

c) Cooking shall not be permitted in commercial use.

d) Maximum 100 sq.mt. built up ares will be permitted at concourse level for convenience shopping.

e) Access to the commercial use above the platform level will be provided from the concourse level. Wherever feasible, a separate access from the ground level will be provided to commercial use above the platform level.

f) Maximum 4000 sq.mt. Commercial use will be permitted one level above the platform.

g) Deviations to these conditions may be allowed on a case to case basis with the prior permission of the Govt., in case of difficulties.

By order and in the name of the Governor of Maharashtra,

(Rajendra Habde)
Under Secretary to Government.